

**Planning Board Agenda for
City of Manchester, New Hampshire
Planning Board
Held on: August 11, 2005 at 6:00 p.m.
One City Hall Plaza
Manchester, NH 03101
(603) 624-6450
planning@ci.manchester.nh.us**

**MANCHESTER PLANNING BOARD
PUBLIC HEARING/LIMITED BUSINESS MEETING
Thursday, August 11, 2005 – 6:00 p.m.
City Hall, Third Floor, Aldermanic Chambers**

I. PUBLIC HEARING:

Subdivision, Site Plan/Planned Development, and Conditional Use Applications (See Enclosed)

(Continued from July 14, 2005):

1. SP-26-2005 Property located at 594-604 Silver Street, an application for site plan approval for expansion of a six unit attached townhouse development by construction of two (2) additional attached townhouse dwelling units – R2003L Realty

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2. With respect to the applications below, appropriate materials have been submitted to invoke the jurisdiction of the Board. Although additional information may be required prior to final consideration, it is recommended by the staff that the Planning Board accept the applications, **except S-35-2005 for reasons stated below**, and conduct a Public Hearing

A motion would be in order to **ACCEPT** the following **CURRENT APPLICATIONS**
(except item number 6, S-35-2005):

3. S-37-2004 Property located at 10 Charolette Street, an application to subdivide property to create a total of three (3) single family building lots – Burd Engineering Assoc. for Violet Gelinas
4. S-02-2005 Property located at 825 S. Beech Street, an application to subdivide property to create a total of three (3) lots – Eric Mitchell & Assoc., for James Lanoie
5. S-33-2005 Property located at 58 Riley Street, an application to subdivide property to create two (2) lots – Michael Dahlberg, LLS for GPS Properties, Inc.
6. S-35-2005 **Property located at 65 Lewis Street, an application to subdivide property into two (2) lots – Duval Survey for Michael & Mary Card**
(Staff recommends the application not be accepted at this time. The staff has discovered that Lewis Street, west of James Pollack Drive, has no public status. The dedication of this portion of Lewis Street in 1941 expired prior to

construction of the streets and dwellings in 1965. Dedication of this portion of Lewis Street is required to address this issue.)

7. S-36-2005 Property located at 324 Calef Road, an application to subdivide property into two (2) lots – Joseph Wichert, LLS for Marek Karczewski Construction, Inc.
8. S-37-2005 Property located at 111 & 125 Fairmount Avenue, an application to subdivide property by adjusting property lines and consolidating existing parcels - TF Moran for Ronald Poltak and Rachel Polak
9. S-38-2005 Property located at 54 Blucher Street, an application to subdivide property to create two (2) lots – Joseph Wichert for Timothy & Judith Griffin
10. SP-25-2005 Property located at 25 Lakeside Drive, an application for site plan approval for the construction of a 2,650 sq. ft. restaurant with drive-through component and parking – Anagnost Investments, Inc.
11. SP-28-2005 Property located at 2170 Candia Road, an application for site plan approval for the construction of a 2,900 sq. ft. 3-bay car wash – Yellow Fin Development LLC
12. SP-29-2005
PD-10-2005 Property located at 661 Bell Street, an application to create a planned development, and for site plan approval for the construction of a total of 38 dwelling units – Northpoint Engineering, LLC for Valley Vista, LLC
13. SP-30-2005 Property located at 32 N. Main Street, an application for site plan approval for the construction of a 2,800 sq. ft. retail building with on-site parking – Eric Mitchell & Assoc. for Otis Realty & 32 N. Main Street Corp.
14. SP-01-2004
PD-01-2004 Property located on S. Commercial Street Extension (Riverwalk Way), an application for modification of an approved site plan/planned development by adding 72 dwelling units to Riverwalk Residential Development for a total of 204 multi-family units – TF Moran, Inc. for Manchester Park Place, LLC
15. CU-20-2005 Property located at 200 S. Jewett Street, an application for a conditional use permit for a church addition of approx. 1,976 sq. ft. – Roger Dignard for Southside Bible Church
16. CU-21-2005 Property located at 200 S. Jewett Street, an application for a conditional use permit to provide an alternative parking arrangement for the existing church – Roger Dignard for Southside Bible Church

II. LIMITED BUSINESS MEETING:

17. S-02-2005 Property located at 825 S. Beech Street, an application to subdivide property to create a total of three (3) lots – Eric Mitchell & Assoc., for James Lanoie
18. S-33-2005 Property located at 58 Riley Street, an application to subdivide property to create

two (2) lots – Michael Dahlberg, LLS for GPS Properties, Inc.

19. S-36-2005 Property located at 324 Calef Road, an application to subdivide property into two (2) lots – Joseph Wichert, LLS for Marek Karczewski Construction, Inc.
20. S-37-2005 Property located at 111 & 125 Fairmount Avenue, an application to subdivide property by adjusting property lines and consolidating existing parcels - TF Moran for Ronald Poltak and Rachel Polak
21. S-38-2005 Property located at 54 Blucher Street, an application to subdivide property to create two (2) lots – Joseph Wichert for Timothy & Judith Griffin
22. Discussion regarding proposed changes of use relative to Manchester Commons Shopping Center.
23. Any other business items from Staff or Board.